

THE ROCKY FORK-BLACKLICK ACCORD
STAFF REPORT
May 14, 2015

City of New Albany Rezoning Application Case No: ZC/PDP-25-2015

Review and Action on Research and Information District Expansion (Subarea 6) rezoning application for 5.001 +/- acres generally located at 7444 New Albany Condit Road, generally west of Souder Road, north of Pharmaforce, and east of Schleppi Road (PID: 222-001944)

Request: *AG (Agricultural) to I-PUD (Infill Planned Unit Development)*

Proposed Use: Proposal to rezone to allow for uses found in the City of New Albany's Office Campus District (OCD)

Applicant: Canine Companions for Independence c/o Parrish Equities

INTRODUCTION/PROPOSAL SUMMARY:

The applicant requests review and recommendation to the New Albany Planning Commission to rezone 5.001 +/- acres to Infill Planned Unit Development (I-PUD) from Agricultural (AG). Within the I-PUD zoning text, the proposed zoning will permit the uses found in the City of New Albany's Office Campus District (OCD). Permitted uses within the Office Campus District includes Administrative business and professional offices, and General offices and general office buildings designed for leased space, including but not limited to, operational, administrative and executive offices for personnel engaged in general administration, operations, purchasing, accounting, telemarketing, credit card processing, bank processing, other administrative processing.

CONSIDERATIONS:

- The Accord identifies this property as being in the Office land use category which matches the proposed zoning category and permitted uses.
- This site is adjacent to the existing Research and Information District subarea 1 to the south and subarea 4 to the east. The proposed uses and development standards match those found in Research and Information District subarea 4.
- The following development standards are proposed:
 - Maximum building height is 45 feet.
 - Maximum lot coverage is 70%.
 - Minimum pavement from State Route 605 is 55 feet and building setback is 80 feet from right-of-way. There is a minimum pavement and building setback of 50 feet from all portions of the western boundary that do not have frontage on State Route 605.
 - Minimum pavement and pavement setback is 25 feet from northern, southern and eastern subarea boundaries.

SPECIAL NOTE: *This review is based on the proposed application's conformance to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.*

- Standards in place for high quality building design and materials, similar to the New Albany Design Guidelines and Requirements.
- Traffic access will be determined when the site is developed.
- The large landscape setback from the adjacent properties will help create a buffer and transition to residential uses.
- The application is solely for rezoning the site, and as such, the City's (and Panel's) purview is limited in scope. A detailed site plan cannot be required as part of this application. Under the I-PUD zoning classification the applicant does not need to return to the RFBA for review.
- The property that is the subject of this rezoning is planned to be part of a larger property that also includes Subarea 4 of the Souder East Research and Information District, so subareas 4 and 6 will be integrated as part of a single development.

STAFF COMMENTS:

The rezoning contains the same development standards as the surrounding Research and Information District that was established in 2008. The proposed permitted and conditional uses are consistent with the Accord's Future Land Use Plan. This proposal scores a 92.3% on the report card for the Accord's development standards.

Development staff recommends that the rezoning request be recommended for approval.

Approximate Site Location:



Source: Franklin County Auditor

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